

## Canyon Park HOA Board Meeting Minutes

April 10, 2017

ATTENDANCE: Michelle Donica, Lucki Latimer, Holly Bryner, Lon Jensen, Matt Mendenhall (Welch-Randall) and Burt Willie, (attorney)

Mr. Willie discussed his review of our parking as addressed in our rules and regulation, CC&Rs, and the plat that is on file. The situation is not totally clear because it appears there was an effort to change the plat in 1977 through a revision in the CC&RS; however, the plat is probably the primary document that could be enforced. Discussion followed concerning whether to let the situation continue as it is, go through the process to try to update the plat (estimated costs would be \$2.5k to \$4K), or to make decisions on our current plat. Mr. Willie was going to get more firm estimates on making the changes to the plat. The board decided at this time, pending further information from Mr. Willie, to use the currently registered plat.

Minutes from the previous meeting were reviewed and approved.

Financials- Current financial records were reviewed. No additional actions were requested as a result of the review.

Pool update: The locking system has been purchased and arrangements have been made for installation. Shane will do the pavers along the fence line. Updated pool rules have been prepared and will be distributed when the pool access codes are given to home owners. The board will set a date when the flower beds could be worked and then request volunteers to assist with the effort. After contact with Ogden City, it has been determined that a gate going down to the maintenance room is not required. The requirement for pool volunteers will be discussed at the annual meeting.

Water damage, Unit #59. The HOA portion of the costs have been settled with the insurance company, and this action is complete.

Community repairs:

Drain issue- WR is currently getting bids to fix the sewer line to prevent another sewer back-up in unit 21. Reimbursement of out of pocket costs has been approved for this unit.

Lighting repairs. Work should be started on the six non-working lights within a week.

Annual Meeting: Meeting is scheduled for 12 Apr, 7:00pm, at the Carriage House. WR has sent out the appropriate notifications and documents. The board reviewed the proposed agenda. Holly and Matt will conduct the meeting. We have 4 residents who have agreed to run for the board.

WR sent a letter to the owner of 1026 Gramercy, concerning two large dead trees. Limbs have blown off, damaging a trailer in our RV parking area. Ogden city code enforcement came out to inspect the situation, and will send a notice of violation to the owner.